

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, October 28, 2020 in the Community room of the Juneau Senior Apartments located at 491 E Center Street Juneau, WI.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Mary Reak

Appeared by phone: Donna Maly, Shirley Kitchen, Eugene Wurtz

Absent: None

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Shirley Kitchen to approve the agenda. The motion was seconded by Donna Maly. Motion carried.

Motion was made by Donna Maly to dispense the reading of the September 23, 2020 regular meeting minutes and approve them as presented. The motion was seconded by Shirley Kitchen. Motion carried.

Public Forum- None

Communications- update HA contact information sheet, received letter from former member of Reeseville community

The Financial reports were reviewed. A motion was made by Shirley Kitchen to approve the financial reports as presented. The motion was seconded by Donna Maly. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. Motion was made Donna Maly to approve the bills and pay as due. The motion was seconded by Shirley Kitchen. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period October 2020.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-7	Waupun	48-44
Ashippun	12-12	Lowell	12-11	Juneau	15-15	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-13	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program October 2020: Vouchers – 117 + 2 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report- Limited Maintenance and outdoor projects continue. Iron Ridge apartment remodel is finished

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management- Rural Development regional restructure announced. JoAnn Inda will continue to monitor D6. Bob Hernandez will monitor D1 & OGLLC. A133 unaudited submission was modified and resubmitted. Audited will be submitted by Bill this week. Received VMS quality control report and 2 items were entered to VMS system. WHEDA's Rural Initiative communities were selected. We are not part of the selected projects.

Donna will explore options to increase voucher program- Foster to Youth, Vash, Mainstream. Requested additional \$31,064 HAP from HUD for increase per unit costs due to COVID19.

OGLLC Phase 2 Update: Final grading week of 11/2, landscaping to be discussed, 3 buildings will be turned over on 11/13 3 more buildings on 11/30.

Old Business: None

New Business:

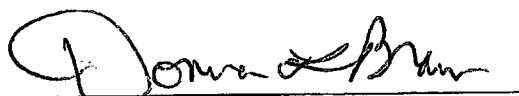
- A. A motion was made by Mary Reak to approve the Pandemic Operations Plan as presented. The motion was seconded by Eugene Wurtz. Motion carried.
- B. A motion was made by Mary Reak to approve the 2021 HUD Payment Standards Utility Allowance as presented. The motion was seconded Shirley Kitchen. Motion carried.
- C. A motion was made by Donna Maly to approve the OGLLC Phase 1 Audit Engagement as presented. SVA will prepare the 2020 Audit at the same rate as last year. The motion was seconded by Mary Reak. Motion carried.
- D. A motion was made by Shirley Kitchen to approve the OGLLC Phase 1 & Phase 2 Party Wall Agreement as presented. The motion was seconded by Mary Reak. Motion carried.
- E. A motion was made by Mary Reak to authorize payment, not to exceed the actual bid, from the Housing Authority for the fence on the OGLLC Phase 2 East property line. Donna will consult attorney to draft legal paperwork. The motion was seconded by Shirley Kitchen. Motion carried.

Announcements: Board Tours scheduled for 11/10/2020 beginning in Horicon at 8:30 am.

A motion was made by Mary Reak to adjourn. The motion was seconded by Eugene Wurtz. Motion carried.

Meeting adjourned at 9:32 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director